

Fenwicks are pleased to offer for sale a recently improved, extended detached house presented in superb decorative order. The property has five bedrooms including a master suite with dressing area and en-suite. A recently fitted, open plan kitchen / breakfast room is a particular feature.

Entrance Hallway

A spacious and light entrance with herringbone effect vinyl flooring, double glazed window, composite front door with matching double glazed side panels, radiator, cupboard with stacked washing machine and tumble dryer space, inset ceiling lighting, stairs to first floor.

Ground Floor Cloakroom

White suite comprising of wash hand basin, w.c., radiator, double glazed window.

Lounge 14' 9" x 12' 10" (4.49m x 3.91m)

Double glazed bow window to front elevation, herringbone effect vinyl flooring, feature electric fire with slatted wood effect to fireplace surrounds, radiator.

Dining Room / Reception Room 11' 11" x 10' 8" (3.63m x 3.25m)

A versatile room with double glazed doors to garden, radiator, herringbone effect vinyl floor.

Kitchen/Breakfast Room 20' 1" x 12' 0" (6.12m x 3.65m)

Recently fitted by the current vendors with an extensive range of wall and base units, worktop surfaces and splashbacks. Integrated fridge/freezer, dishwasher, eye level oven and microwave, large central island with breakfast bar, herringbone effect vinyl flooring, single drainer sink, double glazed window and french doors to garden.

First Floor Landing

Airing cupboard housing gas central heating boiler, access to loft space

Bedroom One 22' 3" x 11' 7" (6.78m x 3.53m)

Maximum measurements. Double glazed windows to two elevations, radiator, dressing area with built in wardrobes leading to en-suite.

En-Suite Shower Room

Shower cubicle, w.c, wash hand basin on vanity inti with drawers under, radiator, double glazed window.

Bedroom Two 14' 4" x 10' 7" (4.37m x 3.22m)

Double glazed window to front elevation, radiator, built in wardrobes and drawers.

Bedroom Three 13' 1" x 10' 5" (3.98m x 3.17m)

Double glazed window, radiator, built in wardrobes.

Bedroom Four 10' 7" x 9' 4" (3.22m x 2.84m)

Double glazed window, radiator, built in wardrobe and cupboard.

Bedroom Five 9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window, radiator.

Bathroom

Bath with shower over and splashbacks, wash hand basin on vanity unit, w.c.

Outside - Front

The property has a lawned area to front and side, bordered by hedgerows, there is driveway parking for several vehicles and a Garage

Garage 18' 1" x 8' 10" (5.51m x 2.69m)

Up and over door, light and power.

Outside - Rear

The rear garden faces approximately South and is majority laid to lawn with shed to remain and new patio area and pathway, wide side access and mature hedgerow border.

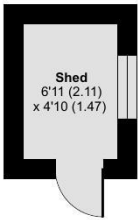
General Information

Construction – Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply – Mains
Sewerage – Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: www.gov.uk/check-long-term-flood-risk

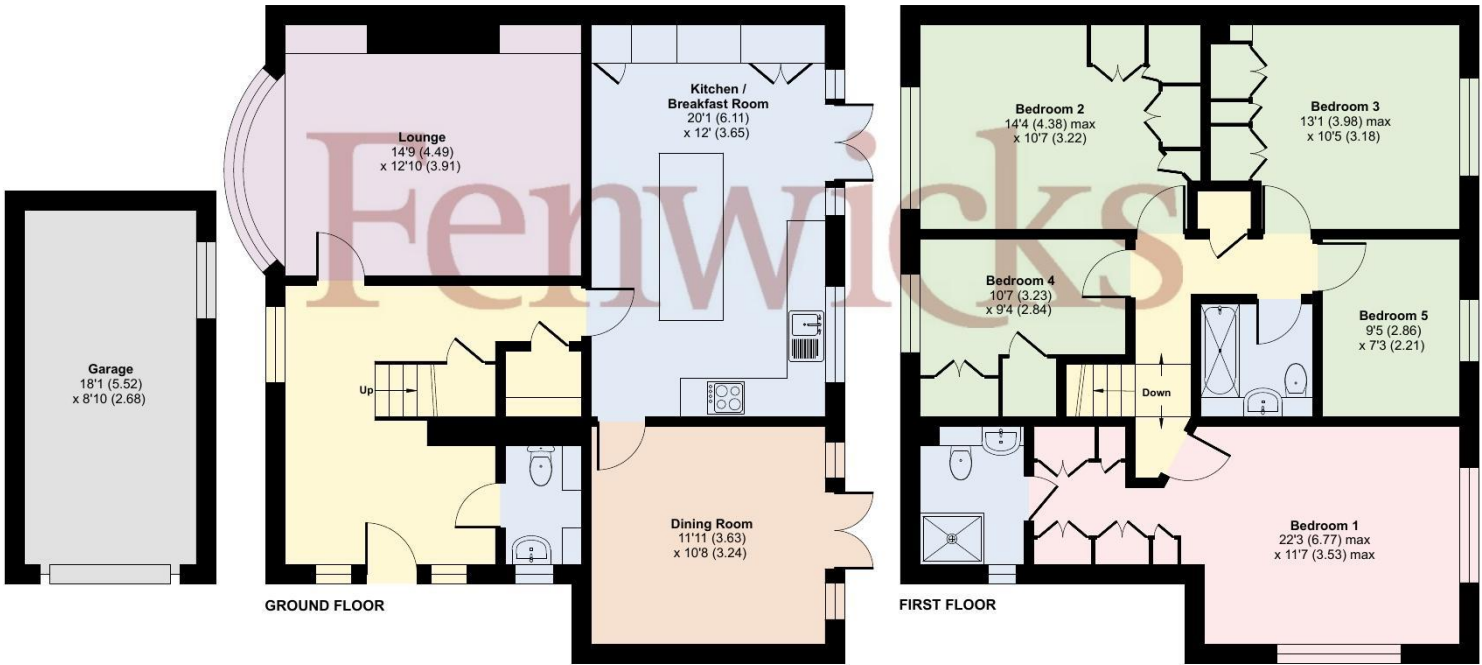


Gilkicker Road, Alverstoke, Gosport, PO12

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Area = 1641 sq ft / 152.4 sq m
Garage = 159 sq ft / 14.7 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 1833 sq ft / 170.1 sq m
For identification only - Not to scale



Tenure: Freehold

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1510896

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DRAFT DETAILS

£625,000
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